

FOR LEASE > RETAIL

# Southgate Square

SOUTHPARK BOULEVARD | COLONIAL HEIGHTS, VA 23832



## Features

- > Two spaces available: 1,875 SF and 3,000 SF
- > 268,236 SF power center adjacent to Southpark Mall
- > Excellent visibility from I-95 and Southpark Blvd.
- > Close proximity to Fort Lee Army base, with 35,500 personnel
- > Recently completed facade and pylon sign improvements
- > Anchored by: Petsmart, KMart, Wendy's, Joann's, Sweet Frog, Sleepy's, Verizon Wireless, Michaels, Staples

## Demographics

	1 mile	2 mile	3 mile
Population	3,297	20,880	41,800
Median HH Income	\$53,045	\$51,750	\$52,434
Traffic Counts	I-95: 98,000 VPD Southpark Boulevard: 21,000 VPD		

AGENT: SUSAN JONES  
804 591 2415  
RICHMOND, VA  
susan.jones@colliers.com

CO-LISTING AGENT: ALLYSON PETTY  
BDC REALTY  
804 320 5275  
RICHMOND, VA  
allyson@bdcrealty.com

COLLIERS INTERNATIONAL  
6606 W. Broad Street, Suite 400  
Richmond, VA 23230  
www.colliers.com

# Southgate Square

SOUTHPARK BOULEVARD | COLONIAL HEIGHTS, VA 23832

UNIT	TENANT	SF
40	Audio Express	3,000
42	Petsmart	25,950
44-46	Goodluck, USA	5,891
48	Verizon Wireless	5,125
56	AVAILABLE	1,875
60	Joann Fabrics	9,000
62	Sleepy's	9,200
68	Rainbow Books	5,300
70	Sweet Frog	2,800
78	Rent-A-Center	4,500
84	Staples	28,203
90	Michaels	28,203
108	Dots	5,000
110	AVAILABLE	3,000
116	KMart	104,230
168	Koreana Restaurant	2,100
170-174	El Paso	2,700
176	Pro Nails	1,200
180-182	Plato's Closet	3,600
184	The Dry Cleaners	1,200
190	Tropical Smoothie	1,560
192	Once Upon a Child	2,400
194-196, 200	Chinamen's Buffet	7,100
202-204	Sagebrush Steakhouse	5,850
690	Helzberg Diamonds	4,510

